

167.A

0004

0165.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
918,200 / 918,200
918,200 / 918,200
918,200 / 918,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
165		PARK AVE, ARLINGTON

OWNERSHIP

Owner 1:	WILLIAMS JAMES E	Unit #:	165
Owner 2:			
Owner 3:			
Street 1:	165 PARK AVE		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:	MCLAUGHLIN LIMITED LLC -
Owner 2:	-
Street 1:	76 WINN ST STE 2
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01803

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good																		
Sty Ht: 2 - 2 Story				A Bath: 1	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good																		
Foundation: 3 - BrickorStone				A 3QBth: 1	Rating:																		
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good																		
Prime Wall: 17 - Shakes				A HBth: 1	Rating:																		
Sec Wall: %				OthrFix: 1	Rating:																		
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1													
Color: WHITE				A Kits: 1	Rating:			Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir: %				Frpl: 1	Rating:			Other															
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper															
				CONDO INFORMATION				Lvl 2															
				Location: %				Lvl 1															
				Total Units: %				Lower															
				Floor: %				Totals	RMs: 5	BRs: 3	Baths: 1	HB: 1											
				% Own: 40.000000000				REMODELING				RES BREAKDOWN											
				Name: %				Exterior:	No Unit	RMS	BRS	FL											
				DEPRECIATION				Interior:	1	5	3												
				Phys Cond: GV - Good-VG	10. %			Additions:															
				Functional:				Kitchen:															
				Economic:				Baths:															
				Special:				Plumbing:															
				Override:				Electric:															
				Total: 10.8 %				Heating:															
				CALC SUMMARY				General:	1	5	3												
				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL											
				Basic \$ / SQ: 305.00	Size Adj.: 1.14272642	Const Adj.: 1.07089281	Adj \$ / SQ: 373.240	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
				Other Features: 99748	Grade Factor: 1.00	NBHD Inf: 1.14999998	NBHD Mod: 1.00						GLA	Gross Liv Ar	2,131	373.240	795,374						
				LUC Factor: 1.00	Adj Total: 1029391	Depreciation: 111174	Deprecated Total: 918216	WtAv\$/SQ:		AvRate:		Ind.Val											
				Juris. Factor: 1.00				Juris. Factor:	1.00	Before Depr:	429.23		Net Sketched Area:	2,131	Total:	795,374							
				Special Features: 0				Special Features:	0	Val/Su Net:	430.88		Size Ad	2131	Gross Area	2131	FinArea	2131					
				Final Total: 918200				Final Total:	918200	Val/Su SzAd	430.88												
MOBILE HOME				Make: %	Model: %	Serial #:	Year: %	Color: %	IMAGE				AssessPro Patriot Properties, Inc										
SPEC FEATURES/YARD ITEMS																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value						
PARCEL ID 167.A-0004-0165.0																							
More: N				Total Yard Items: %				Total Special Features: %				Total: %											